

CONSULTATION – DEPARTMENTS AND AGENCIES

Department/Agency	Comment	Staff Response
<ul style="list-style-type: none"> • Alectra Utilities. • Corporate Real Estate. • Hamilton Street Railway. 	No comment.	Noted.
Development Engineering Section, Growth Management Division, Planning and Economic Development Department	<p>The proposed municipal right-of-way should be amended to include streetlights.</p> <p>A preliminary plan and profile drawing has not been included in the preliminary Engineering set for the proposed municipal street.</p> <p>With respect to drainage, the proponent is required to demonstrate that they have an adequate storm outlet to service the proposed development.</p> <p>It appears that the runoff from the proposed lots one to five is directed to drain to the southeast corner of the property onto the City's parkland. The proponent is required to</p>	<p>Revisions to the stormwater management design are required by providing a stormwater management pond in accordance with the Mid-Spencer Creek/Greenville Rural Settlement Area Subwatershed Study.</p> <p>The subject lands cannot support a conventional private sewage disposal system and will not comply with Ontario Drinking Water Standard. The proposed advance treatment systems are not sustainable based on the City's standards and City of Hamilton Guidelines for Hydrogeological Studies and Technical</p>

Department/Agency	Comment	Staff Response
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department (continued)</p>	<p>demonstrate they have an adequate storm outlet.</p> <p>The lands are located within the Greenville Rural Settlement Area as identified in the Mid-Spencer Creek/Greenville Rural Settlement area Subwatershed Study. The stormwater management and infiltration system design for the proposed development shall comply with the Subwatershed Study. A stormwater management block may be required to be identified within the draft plan lands to provide for installation of a stormwater management facility in municipal ownership.</p> <p>The Mid-Spencer Creek/Greenville Rural Settlement Area Subwatershed Study, established requirement of a wet pond for stormwater quantity and quality control for the site in Figure 9.2.1.</p>	<p>Standards for Private Services. The City does not have the authority to enforce monitoring and enforcement for the proper functioning of the advance treatment systems, nor ensure that the systems are not replaced with conventional systems.</p> <p>The proposed development has not demonstrated that there is adequate water to service the proposed development and that the proposed development will not have an adverse impact either onsite or offsite with respect to the quantity and quality of water.</p> <p>Development Engineering identified that it cannot support the proposed zoning exemption for reduced lot frontage as that will directly impact lot size.</p>

Department/Agency	Comment	Staff Response
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department (continued)</p>	<p>The proposed stormwater management design has not considered a wet pond for the proposed development. The stormwater management design needs to be revised as per the Subwatershed Study and the wet pond shall be designed in accordance with City and Ministry of the Environment, Conservation and Park standards to achieve stormwater quality control and Level 1 quality control.</p> <p>The proposed stormwater design considered infiltration trenches for stormwater quantity control; the City of Hamilton does not accept infiltration trench for stormwater quantity control. The proposed stormwater quantity control proposal for the entire site shall be revised. The City does not accept infiltration systems without filter media for water quality</p>	<p>The change in zoning from the Settlement Residential (R2-14(H)) Zone to the Settlement Residential (S1) Zone will have the effect of reducing the required minimum lot area from 8,000 square metres (0.8 hectares) to 4,000 square metres (0.4 hectares) and therefore the change in zoning will also directly impact lot size.</p>

Department/Agency	Comment	Staff Response
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department (continued)</p>	<p>control. Infiltration trenches shall be sized for water balance infiltration targets.</p> <p>Quantity control for road drainage by proposed infiltration systems in the road right-of-way is not acceptable to the City.</p> <p>The design shall demonstrate how the erosion and water balance requirements, as per the Subwatershed Study, will be achieved.</p> <p>Pre-development and post-development drainage area plans should be included in the report.</p> <p>Source Protection Planning staff are not satisfied that adequate private water and private sewage disposal systems for the proposed development have been demonstrated. A full review of Source Protection Planning comments is outlined in</p>	

Department/Agency	Comment	Staff Response
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department (continued)</p>	<p>the respecting Source Protection Planning section comments of Appendix “E” to Report PED26083.</p> <p>The size of the proposed lots within the draft plan lands is not sufficient to provide for adequate private water well installation and private disposal systems. Development Engineering staff does not support the proposed zoning exception for a reduced minimum frontage that will directly impact the lot size.</p> <p>Development Engineering staff does not support the proposed Draft Plan of Subdivision for the subject lands as there is no provision of a separate block to provide for the installation of a future stormwater management facility, as recommended by the</p>	

Department/Agency	Comment	Staff Response
Development Engineering Section, Growth Management Division, Planning and Economic Development Department (continued)	Mid-Spencer Creek/Greenville Rural Settlement Area Subwatershed Study.	
Source Protection Planning, Watershed Management, Public Works Department	<p>Source Protection Planning understands that the planned development is proposing to create 13 lots for single detached dwellings.</p> <p>The property is located within one of the future development areas identified in the Mid-Spencer Creek/Greenville Rural Settlement Area Subwatershed Study and the application is also subject to the study recommendations approved by City Council.</p> <p>Source Protection Planning reviewed the submitted Hydrogeological Assessment</p>	<p>The proposed development is seeking a minimum lot size that is less than the recommended 0.7 hectares that is identified in the Mid-Spencer Creek/Greenville Rural Settlement Area Subwatershed Study.</p> <p>The proposed 12 lots with a potential one additional lot will exceed the Ontario Drinking Water Standard with respect to nitrates based on a conventional sewage system.</p>

Department/Agency	Comment	Staff Response
<p>Source Protection Planning, Watershed Management, Public Works Department (continued)</p>	<p>Report and Private Well Pump Test and Water Sampling and Analysis prepared by Peto MacCallum Ltd. Consulting Engineers dated November 14, 2025, and December 3, 2025, respectively submitted with the applications. The reports were also peer reviewed by Cambium Inc. The comments raised by both Source Protection Planning and the peer review need to be addressed.</p> <p>Wastewater Assessment</p> <p>In respect to the wastewater assessment, an infiltration rate of 204.3mm per year was applied based on the results of the water balance assessment.</p> <p>The Greensville Subwatershed Study and the City of Hamilton Guidelines for Hydrogeological Studies and Technical</p>	<p>The applicant is proposing to utilize advance treatment systems which cannot be used to justify a reduction in minimum lot size.</p> <p>The review of the technical studies has identified gaps in the information with respect to groundwater quantity, quality, and potential offsite impacts from private servicing.</p> <p>The proposal has not demonstrated compliance with the sustainable servicing policies of the Rural Hamilton Official Plan and Greensville Rural Settlement Area Secondary Plan.</p>

Department/Agency	Comment	Staff Response
<p>Source Protection Planning, Watershed Management, Public Works Department (continued)</p>	<p>Standards for Private Services provides that acceptable infiltration rate for silty sand soils onsite is 175 mm/year. The nitrate boundary calculations shall be reassessed using the correct infiltration rate.</p> <p>The results of the calculations indicate that private servicing for the proposed lot sizes, using a conventional sewage system, is not sustainable as the nitrate concentration at the lot boundary exceeds the Ontario Drinking Water Standards of 10 mg/l.</p> <p>The Hydrogeological Report recommends the use of an advanced treatment system to support the smaller lot sizes proposed. Source Protection Planning notes that advance treatment systems cannot be used to justify reduced lot sizes. Lot sizing must be based on nitrate concentrations generated</p>	<p>The proposal cannot be supported as the applicant has not demonstrated that the development can be adequately serviced and will not impact the surrounding area.</p>

Department/Agency	Comment	Staff Response
<p>Source Protection Planning, Watershed Management, Public Works Department (continued)</p>	<p>from a conventional sewage system. The assessment and recommendations in the report shall be revised accordingly.</p> <p>Lot sizes for this development have been pre-established at 0.7 hectares per lot within the Greensville Subwatershed Study.</p> <p>A nitrate boundary calculation was completed for the subject site as a whole; however, an assessment is also required for each of the proposed 13 future lots. This assessment shall be provided in an updated report.</p> <p>An offsite nitrate impact assessment is required for the surrounding area.</p> <p>The applicant shall provide a scaled site plan that shows the water supply and sewage disposal system components conform to the</p>	

Department/Agency	Comment	Staff Response
<p>Source Protection Planning, Watershed Management, Public Works Department (continued)</p>	<p>Ontario Building Code Part 8 clearances. A reserve area bed shall also be delineated on a site plan to meet the Rural Hamilton Official Plan requirements. Location of the water supply, sewage disposal systems, and reserve bed should be clearly delineated.</p> <p>Water Supply Assessment</p> <p>The applicant is advised that the LaFarge Dundas Quarry located north of the subject lands had received approval for an expansion to the south. Groundwater and surface water modeling was completed to understand its impacts for the surrounding area.</p> <p>The modelling indicates that the subject lands may experience an estimated 3.0 to 5.0 metre reduction in groundwater levels over the operational life of the quarry. The simulated</p>	

Department/Agency	Comment	Staff Response
Source Protection Planning, Watershed Management, Public Works Department (continued)	<p>groundwater drawdown does not account for potential climate change effects or cumulative groundwater demands from other water users in the area.</p> <p>The results of the pumping test indicate the following with respect to available drawdown under steady state conditions:</p> <ul style="list-style-type: none"> • For Pump 1 - As noted in the peer review there is a concern that the well level during the pumping test may have fallen below the pump intake level, and as a result, well yield concerns may exist. The Pumping Test Report also noted that Pump 1 does not have adequate yield. • Pump 2 – The Pumping Test Report notes that a total of 1.66 metres of drawdown occurred during the test, and only 2.7 metre of total drawdown was available 	

Department/Agency	Comment	Staff Response
Source Protection Planning, Watershed Management, Public Works Department (continued)	<p>prior to commencing the test. As a result, under steady test pumping conditions, only approximately 1.0 metre of additional drawdown capacity remained available.</p> <ul style="list-style-type: none"> • Pump 3 – The Pumping Test Report notes that a total of 3.4 metres of drawdown occurred during the test, and only 7.4 metres of total drawdown was available prior to commencing the test. While the report notes only 3.0 metres of drawdown was available, Source Protection Planning acknowledges that there may be a typographical error and that approximately 4.0 metres of drawdown may be available at this well location. <p>Source Protection Planning has a concern that the above assessment does not account for potential drawdown influences from onsite and offsite water taking activities, including</p>	

Department/Agency	Comment	Staff Response
Source Protection Planning, Watershed Management, Public Works Department (continued)	<p>but not limited to, well interference from future onsite lots once the subdivision is constructed, offsite domestic wells in the surrounding area, and quarry dewatering activities. Future development to the west of the subject lands may also induce groundwater drawdown in the area potentially affecting the subject site. These considerations shall be further addressed in an updated report from the perspective of long term sustainability of private onsite water supply for the proposed lots.</p> <p>During pumping tests for pump 2 and pump 3, hydrographs for pump 1 exhibited irregular behavior. This may be indicative of influences from nearby offsite wells or other external factors given the proximity of pump 1 to the residential neighbourhood to the north. Figure 4 of the Pumping Test Report shows that</p>	

Department/Agency	Comment	Staff Response
Source Protection Planning, Watershed Management, Public Works Department (continued)	<p>water levels in pump 1 appear to have been declining or recovering on the day prior to commencement of the pump 2 pumping test. A long term groundwater level monitoring program is recommended to be implemented to establish baseline groundwater fluctuations at each test well to better interpret the pumping test results.</p> <p>The Pumping Test Report concludes that deeper wells such as pump 1 appear to experience significant impacts from pumping at pump 2 and pump 3 which are shallower depth wells, and the report recommends replacement of pump 1 with a shallower well. Source Protection Planning staff note that if deeper wells in the area are more susceptible to interference effects from onsite pumping, the report does not address whether similar interference impacts may occur at neighboring</p>	

Department/Agency	Comment	Staff Response
Source Protection Planning, Watershed Management, Public Works Department (continued)	<p>offsite wells screened within deeper bedrock formations. The potential impact needs to be addressed.</p> <p>The three pumping tests completed on the subject lands do not represent the cumulative groundwater demand associated with the full buildout of the proposed subdivision. Given the potential for significant onsite and offsite groundwater drawdown associated with the proposed water taking activities, the pumping test assessment shall be revised.</p> <p>If a cistern is proposed as a supplemental component of the water supply system, additional details shall be provided regarding the size of the cistern to meet both peak and average daily water demands for each lot. It is noted that a cistern as a primary source</p>	

Department/Agency	Comment	Staff Response
<p>Source Protection Planning, Watershed Management, Public Works Department (continued)</p>	<p>cannot be used for development applications involving new lot creation.</p> <p>A groundwater monitoring plan to assess cumulative on-site and off-site impacts shall be prepared and shall include monitoring wells in representative locations.</p> <p>The Pumping Test Report notes that pump 1 exhibited poor water quality, including odour concerns described as sewage like. The report recommends that this well be decommissioned and replaced with a new well installed at a shallower depth.</p> <p>Source Protection Planning requires that the water quality concerns be investigated further to determine whether they are localized or indicative of broader site wide conditions that could affect future residential development.</p>	

Department/Agency	Comment	Staff Response
<p>Source Protection Planning, Watershed Management, Public Works Department (continued)</p>	<p>Sodium concentration exceeded 20 mg/l; this water quality should be reported to the Medical Officer of Health so that this information can be communicated to local physicians for their use with patients on sodium restricted diets. Purchasers of the site should be made aware of this information.</p> <p>Source Protection Planning staff noted policy A.3.5.14 of the Greensville Rural Settlement Area Secondary Plan respecting all major development areas being developed in phases with a draft approval for each phase not exceeding 12 lots. Prior to obtaining draft approval for the subsequent phase of development, the proponent would need to satisfy the City and the Province in confirming that there would not be any outstanding problems related to servicing or impacts on surface water or ground water created by the</p>	

Department/Agency	Comment	Staff Response
<p>Source Protection Planning, Watershed Management, Public Works Department (continued)</p>	<p>preceding development phase, and that the current development phase can proceed without causing any unacceptable impacts on the groundwater and surface water resources. If detrimental impacts on the quantity or quality of water supply to existing developments are reported or proven, further lots will not be approved unless and until the problem is rectified or an alternative water supply is secured.</p> <p>Based on Source Protection Planning staff's review of the submitted material and as outlined by the peer review by Cambium Inc. the information provided to date does not demonstrate conformity with the Rural Hamilton Official Plan sustainable servicing policies. Significant information gaps remain with respect to groundwater quantity, quality, and potential off-site impacts from private</p>	

Department/Agency	Comment	Staff Response
Source Protection Planning, Watershed Management, Public Works Department (continued)	servicing. Source Protection Planning is unable to support the applications at this time. Additional hydrogeological investigation and supporting analysis will be required to demonstrate that the proposed development can be sustainably serviced without adverse impacts to groundwater resources or neighbouring properties.	
Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department	<p>As a condition of Draft Plan approval, Street A and the pedestrian link shall be designed and constructed as per the City's Comprehensive Development Guidelines and Complete Streets Guidelines.</p> <p>As a condition of Draft Plan approval, the owner shall provide a Pavement Marking and Signage Plan drawn for the overall subdivision.</p> <p>As a condition of Draft Plan approval, the owner shall provide a fee / payment to the</p>	Should the applications be approved, these comments would be included as special conditions of Draft Plan of Subdivision approval.

Department/Agency	Comment	Staff Response
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department (continued)</p>	<p>City, subject to any exemption, for the installation of all permanent traffic and parking signs.</p> <p>Transportation Planning staff have reviewed the Trip Generation Letter and approve the assessment as the existing road network can accommodate the vehicles generated by the proposed development.</p> <p>Street A at Taylor Crescent will create a side street stop-control intersection due to the limited number of vehicular trips that will be generated by the proposed development.</p> <p>All local roads which will terminate either temporarily or permanently with a dead end will require a cul-de-sac to enable turning of garbage trucks, snow removal equipment and emergency vehicles.</p>	

Department/Agency	Comment	Staff Response
Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department (continued)	<p>The applicant will be responsible for all construction required for the extension of Street A including provision for municipal sidewalk and other infrastructure improvements as needed.</p> <p>The applicant will be required to construct the proposed road network to City of Hamilton municipal standards.</p> <p>Approximately 20.0 metres are to be dedicated for the right-of-way of the proposed Street A.</p> <p>Taylor Crescent and the future Street A are both local roads and as such, a 4.57 metre by 4.57 metre daylight triangle to the right-of-way is required.</p>	

Department/Agency	Comment	Staff Response
Forestry and Horticulture Section, Environmental Services Division, Public Works Department	<p>Forestry approves the Tree Management Plan dated September 30, 2025, subject to a minor note about tree No. 1 being a public tree.</p> <p>The Concept Plan shows there are two corner lots and 10 standard lots. As a result, 16 trees are required. A total forestry fee of \$13,661.70 is required for street tree planting.</p>	Should the applications be approved, these comments would be included as special conditions of Draft Plan of Subdivision approval.
Legislative Approvals, Growth Management, Planning and Economic Development Department	<p>As per subsection 51(17) of the <i>Planning Act</i>, the following is required to be provided on a Draft Plan:</p> <ul style="list-style-type: none"> • The boundaries of the land proposed to be subdivided be certified by an Ontario Land Surveyor. • The width of Taylor Crescent be provided. • The Key Plan should be provided on a scale of not less than one centimetre to 100 metres. 	Should the applications be approved, these comments would be included as special conditions of Draft Plan of Subdivision approval.

Department/Agency	Comment	Staff Response
Legislative Approvals, Growth Management, Planning and Economic Development Department (continued)	<ul style="list-style-type: none"><li data-bbox="632 285 1255 423">• The nature and extent of any easements affecting the subject lands should be shown. <p data-bbox="632 505 1268 594">It should be confirmed if the subject proposal will be a phased Draft Plan of Subdivision.</p> <p data-bbox="632 667 1283 756">A PIN Abstract is required with the submission of a Draft Plan of Subdivision application.</p> <p data-bbox="632 829 1251 1081">It should be determined if there are any implications arising from the adjacent Registered Plan of Subdivision (25T-87011) such as cost recoveries relating to the registered plan or any reserves to be lifted.</p> <p data-bbox="632 1154 1272 1308">If there are any implications arising from the adjacent Draft Plan of Subdivision application (25T-201710).</p>	

Department/Agency	Comment	Staff Response
Legislative Approvals, Growth Management, Planning and Economic Development Department (continued)	<p>The owner and agent should be made aware that municipal addressing and street naming for this proposal will be determined through the Draft Plan of Subdivision process.</p> <p>A condition of Draft Plan of Subdivision Approval will be required.</p> <p>Note that Draft Approval shall lapse if the plan is not given final approval within three years, however extensions will be considered if a written request is received two months before the Draft Approval lapses.</p>	
Waste Policy and Planning Section, Waste Management Division, Public Works Department	<p>The proposed development as currently designed, consists of single detached properties which are eligible to receive individual curbside collection services of organic material, yard waste, garbage, and bulk item collection of large household items.</p> <p>The development eligibility for recycling collection through the provincial producer</p>	Should the applications be approved, these comments would be included as special conditions of Draft Plan of Subdivision approval.

Department/Agency	Comment	Staff Response
<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department (continued)</p>	<p>responsibility program is contingent on meeting the criteria set out in the Blue Box Regulation.</p> <p>Each dwelling unit includes a designated storage area, minimum required size for this waste storage area is 2.5 square metres.</p> <p>The developer is responsible for all waste removal up until the time that an Agreement for onsite Collection of Solid Waste is finalized and municipal collection services are approved and initiated.</p> <p>Prior to the start of municipal waste collection service, the development must be substantially complete and be free of construction debris and construction related activities.</p>	

Department/Agency	Comment	Staff Response
Development Charges, Programs and Policies Corporate Services	Development Charges will need to be assessed at building permit issuance. The applicant is encouraged to contact DCRequest@hamilton.ca for preparation of an informational estimate.	Noted.
Hamilton Fire Department	Recommend downsizing the sidewalk width to 2.0 metres and increasing the roadway to 11.0 metres, to allow fire apparatus to safely pass one another and stage appropriately during emergency response.	Noted.
Landscape Architectural Services Environmental Services, Public Works Division, Public Works Department	Cash-in-lieu of parkland dedication will be required. In respect to the trail configuration, Landscape Architecture Service has concerns with the proposed walkway connection, sightlines would be impacted because of the jog in the walkway, and would prefer a straight, linear walkway connection from the	Noted.

Department/Agency	Comment	Staff Response
Landscape Architectural Services Environmental Services, Public Works Division, Public Works Department (continued)	road circle to the existing Spencer Creek Estates Park. The proposed pathway right-of-way is not wide enough given its length. The pathway itself should be 3.0 metres in width. Typically, a 6.0 metre wide walkway width to accommodate the 3.0 metre asphalt, plus additional sodded space on either side, is required. The pathway should be made of asphalt material.	
Ministry of Transportation	The subject lands are outside of the Ministry of Transportation permit jurisdiction. No Ministry of Transportation permit or approval would be required by the proponent for any development at the subject lands.	Noted.
Hamilton Conservation Authority	The subject property does not contain any natural hazard features on or adjacent to the property and is not regulated by the Hamilton Conservation Authority. Therefore, written	Noted

Department/Agency	Comment	Staff Response
Hamilton Conservation Authority (continued)	<p>permission is not required from the Hamilton Conservation Authority for the proposed development.</p> <p>Since stormwater is not being directed to any surface water feature, Hamilton Conservation Authority will defer the review of the Stormwater Management Report to the City.</p>	
Bell Canada	<p>Bell Canada has no objections to the applications at this time but advise the owner to contact Bell Canada at the detailed design to confirm the provision of communications and telecommunications infrastructure needed to service the development.</p> <p>Bell Canada requests the inclusion of a condition of Draft Approval that should any conflict arise with existing Bell Canada facilities where current and valid easements exist, the owner shall be responsible for the</p>	Should the applications be approved, these comments would be included as special conditions of Draft Plan of Subdivision approval.

Department/Agency	Comment	Staff Response
Bell Canada (continued)	<p>relocation of any such facilities or easements at their own cost. It is the responsibility of the owner to provide entrance/service ducts from Bell Canada's existing network infrastructure to service this development.</p> <p>In the event that no such network infrastructure exists, the owner may be required to pay for the extension of such network infrastructure.</p> <p>If the owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.</p>	

Department/Agency	Comment	Staff Response
Mississaugas of the Credit First Nation	<p>The Mississaugas of the Credit First Nation are the Treaty Holders of the land on which 36 Taylor Crescent, Flamborough, will take place. Specifically, the project is located on Between the Lakes, Treaty No. 3. The Mississaugas of the Credit First Nation hold Indigenous and Treaty Rights specific to the project location and its environs, which may be adversely impact by it. The Department of Consultation and Accommodation is designated by the Mississaugas of the Credit First Nation to handle consultation matters on its behalf.</p> <p>The Department of Consultation and Accommodation team has filed the project related correspondence and have no questions or comments at this time. This does not indicate a position of support for the project, that the Duty to Consult and</p>	Noted.

Department/Agency	Comment	Staff Response
Mississaugas of the Credit First Nation (continued)	<p>Accommodate the Mississaugas of the Credit First Nations has been met, or that there is no adverse impact to the Mississaugas of the Credit First Nation's Indigenous and Treaty Rights.</p> <p>The Department of Consultation and Accommodation expects to be notified of any and all future project updates and/or changes. The Department of Consultation and Accommodation must be notified of, invited to participate in, and provide the opportunity to review any environmental and/or archaeological assessments. The Department of Consultation and Accommodation may request capacity funding from the proponent for its consultation and engagement activities relating to the project.</p>	

Department/Agency	Comment	Staff Response
Six Nations of the Grand River (continued)	<p>Six Nations of the Grand River territory is within the most highly urbanized land in Canada. Development has occurred on Six Nations traditional territory without consultation or consent of the Six Nations of the Grand River. The cumulative effect of this intense development has contributed to significant environmental degradation and, as a result, Six Nations has experienced severe impact on its ability to exercise Aboriginal and Treaty Rights that are not only set out in the treaties themselves but are also recognized and affirmed in Section 35 of the <i>Constitution Act, 1982</i>.</p> <p>The 1701 Nanfan Treaty guarantees Six Nations of the Grand River's right to harvest and hunt on this property for perpetuity, but this proposal undermines those rights. Six Nations of the Grand River must be</p>	<p>The City acknowledge the comments from Six Nations of the Grand River and note the following.</p> <p>An increase in density through smaller lots or a medium density development as recommended is not supportable based on the availability of private water and sewage systems.</p> <p>A Tree Protection Plan, Landscape Plan and Lighting Plan will be required for any development as part of conditions of Draft Plan of Subdivision, should the applications be approved.</p> <p>The applications for Zoning By-law Amendment and Draft Plan of Subdivision would not govern the use of specific windows for bird friendly design.</p>

Department/Agency	Comment	Staff Response
Six Nations of the Grand River (continued)	<p>accommodated to mitigate any harm to its treaty rights cause by the proponent.</p> <p>Six Nations of the Grand River does not approve of the form of low density development and instead outlines the need for intensifying development rather than spreading out further. Six Nations of the Grand River encourages the application to be redesigned to have more smaller properties or include medium density buildings.</p> <p>Further development of the land infringes on Six Nations Aboriginal and Treaty Rights by essentially guaranteeing land will not be returned to a natural state and by negatively impacting the environment through emissions and use of resources. Development of this land fall under the Duty to Consult and Accommodate, meaning Six Nations of the</p>	

Department/Agency	Comment	Staff Response
Six Nations of the Grand River (continued)	<p>Grand River must be consulted with and accommodated for impacts to their rights.</p> <p>Six Nations of the Grand River requires that this development be paired with compensation for impacts to these rights and to the environment. Compensation should include environmental enhancement, financial compensation, and other forms of compensation such as increased numbers of affordable units and discounts for Six Nations people.</p> <p>Six Nations of the Grand River requires a 10 to 1 tree replacement ratio for all trees removed regardless of diameter and 1 to 1 compensation for any dead trees. A high tree replacement ratio helps to restore lost ecological function and considers time for regrowth and reduced survivability due to</p>	

Department/Agency	Comment	Staff Response
Six Nations of the Grand River (continued)	<p>deer browsing and tree die-off. Six Nations of the Grand River acknowledges that the City of Hamilton has a 1 to 1 tree replacement requirement but deems this requirement insufficient.</p> <p>Higher tree replacement ratio better compensates for the long lasting, permanent impact of the development on the lands which will no longer be able to be used by indigenous people.</p> <p>The removal of or damage to the natural environment has an immense negative impact to Six Nations of the Grand River Aboriginal and Treaty Rights in this area. Planting additional trees and improving the environment helps make up for the negative impacts from development on these rights. Planted trees must be site specific native</p>	

Department/Agency	Comment	Staff Response
Six Nations of the Grand River (continued)	<p>species and should be planted as close to the site as possible without impact existing natural features and ecosystems.</p> <p>In respect to landscape Six Nations of the Grand River requires that native plant species be prioritized, and that invasive or potentially invasive species are completely avoided. Six Nations of the Grand River strongly encourages the creation of pollinator gardens using native plant species in landscaped areas not intended for human movement. Six Nations of the Grand River request that buildings and streetscapes are designed using bird and light friendly practices.</p>	